



TAMIL NADU GOVERNMENT GAZETTE

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Part III—Section 1(a)

General Statutory Rules, Notifications, Orders, Regulations, etc.,
issued by Secretariat Departments.

NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION AND WATER SUPPLY DEPARTMENT

AMENDMENTS TO THE TAMIL NADU PUBLIC BUILDINGS (LICENSING) RULES, 1966

[G.O.Ms. No.89, Municipal Administration and Water Supply [MA.1], 27th May 2025,
வைகாசி 13, விசுவாவசு, திருவள்ளுவர் ஆண்டு-2056.]

No. SRO A-12(b-1)/2025.

In exercise of the powers conferred by section 25 of the Tamil Nadu Public Buildings (Licensing) Act, 1965 (Tamil Nadu Act 13 of 1965), the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Public Buildings (Licensing) Rules, 1966.

AMENDMENTS

In the said Rules,—

(1) for rule 3, the following rule shall be substituted, namely: -

“3. Form of Application. – (1) Every application for grant of licence shall be made in Form A in electronic form accompanied with the documents specified therein through the online portal.

(2) Every application for such licence shall also be accompanied by a fee specified in rule 12 payable through online mode of payment.”;

(2) for rule 4, the following rule shall be substituted, namely: -

“4. Form of Certificate. – The Certificate of Structural Soundness referred to in sub-section (2) of section 4 shall be in Form B. The certificate shall contain a unique QR code, for the purpose of verification of genuineness of the certificate.”;

(3) rule 5 shall be omitted;

(4) for rules 6 and 7, the following rules shall be substituted, namely: -

“6. Grant of Licence. – Subject to the genuineness of the documents accompanied with the application, the licence shall be auto generated in Form C in electronic form through the online portal.

6-A. Renewal of Licence. – (1) Every application for renewal of the licence shall be made through the online portal in Form A as specified in rule 3 and the procedure shall be same as specified in rules 3, 4 and 6.

(2) If the public building is in existence on the date of commencement of the Tamil Nadu Public Buildings (Licensing) Amendment Act, 2024 (Tamil Nadu Act 13 of 2025), the application for renewal of such licence shall be submitted before the date of its expiry.

6-B. Manner of withdrawal of pending application. – On the date of commencement of the Tamil Nadu Public Buildings (Licensing) Amendment Act, 2024 (Tamil Nadu Act 13 of 2025), any pending application for grant or renewal of licence or appeal or revision, as the case may be, be permitted to be withdrawn by the applicant or appellant or revision petitioner, as the case may be, by making a formal request to the concerned authority within thirty days.

7. Constitution of Technical Committee. – In the event of doubt of the structural soundness of a building, the competent authority shall constitute a technical committee comprising of respective District Revenue Officer, Executive Engineer from Public Works Department and one or more Professors in the streams of Civil and Structural Engineering from any recognised Institution or University, to inspect the building and to receive a report from the technical committee in Form D.”;

(5) rule 8 shall be omitted;

(6) for rule 11 including the Table thereunder, the following rule shall be substituted, namely: -

“11. Empanelment of Engineers. – (1) For the purpose of issue of Structural Soundness Certificate, a panel of engineers possessing the qualifications specified in the Table below, shall be eligible for registered under one or more Classes and for one or more districts on the online portal in Form E in electronic form accompanied with such documents specified therein and the fees specified in rule 12, payable by online mode of payment.

THE TABLE

Sl. No.	Category of Public Buildings	Qualifications
(1)	(2)	(3)
1	Class III - Public Buildings that are lesser than 10,000 square feet (Non High Rise Building).	(a) Must possess a Bachelor's Degree in Civil Engineering or related stream from any AICTE recognised Indian or foreign University/ Institution; and (b) Five years practical experience in building construction; (OR) (a) Must possess a Diploma in Civil Engineering from any recognised Institution; and (b) Seven years practical experience in building construction; (OR) Faculty in Civil Engineering Department in Engineering Institution/ University with not less than five years teaching experience.
2	Class II - Public Buildings that are above 10,000 square feet (Non High Rise Building)	(a) Must possess a Bachelor's Degree in Civil Engineering or related stream from any AICTE recognised Indian or Foreign University/ Institution; and (b) Five years practical experience in building construction; (OR) (a) Must possess a Diploma in Civil Engineering from any recognised Institution; and (b) Ten years practical experience in building construction; (OR) Faculty in Civil Engineering Department in Engineering Institution/ University with not less than seven years teaching experience.
3.	Class I - High Rise Building (above 18.3 metres in height)	(a) Must possess a Masters Degree in Structural Engineering or related stream from any AICTE recognised Indian or Foreign University/ Institution; and (b) Five years practical experience in building construction; (OR) Faculty in Civil Engineering Department in Engineering Institution/ University with not less than ten years teaching experience.”;

(2) The application submitted in Form E for each class along with the supporting documents shall be verified by Superintending Engineer (Planning & Design), Public Works Department. In the event of any discrepancies or doubts regarding the authenticity of the submitted documents, he shall duly record the observations on the online portal and mark the application as closed.

(3) Once the documents are verified, the applicant shall be interviewed by the Superintending Engineer (Planning & Design), Public Works Department within a period of fifteen days from the date of submission of such application and his recommendations shall be placed before the Board of Engineers, Public Works Department for approval. On approval, the certificate shall be issued by Engineer-in-Chief, Public Works Department in Form F through the online portal within twenty days from the date of interview.

(4) The Engineers already empanelled under these Rules shall update their registration details on the online portal.

(5) The list of Empanelled Engineers for each district shall be made available in the online portal.

(7) rules 11-A and 11-B shall be omitted;

(8) for rule 12, the following rule shall be substituted, namely:-

“12. Fee.- (1) The fee to be paid in respect of application for licence and appeal under the Act shall be as follows:-

<i>Sl.No.</i>	<i>Nature of Application</i>	<i>Fees</i>
(1)	(2)	(3)
		Rs.
1.	Application for Class III category Public Building Licence/Renewal of licence.	3,000/-
2.	Application for Class II category Public Building Licence/Renewal of licence.	5,000/-
3.	Application for Class I category Public Building Licence/Renewal of licence.	10,000/-
4.	Appeal preferred	1,000/-
5.	Registration for empanelment of Engineer	500/-

(9) rule 12-A shall be omitted;

(10) for the SCHEDULE, the following Forms shall be substituted, namely:-

FORM A

(see rules 3 and 6-A)

APPLICATION FORM FOR GRANT OF LICENCE/RENEWAL OF LICENCE

Applicant Details:

- | | | |
|----------------------------|---|-------------|
| 1. Type of Application | : | New/Renewal |
| 2. Name of the Institution | : | |
| 3. Name of the Applicant | : | |
| 4. Contact Number | : | |
| 5. E-mail address | : | |
| 6. Purpose of the Building | : | |
| 7. Address | : | |
| 8. Survey Nos. | : | |
| 9. Ward No. | : | |
| 10. District | : | |
| 11. Taluk | : | |
| 12. Village/ Town | : | |
| 13. Pin code | : | |

Building Details:

- | | |
|--|---|
| 1. Year of construction | : |
| 2. Area of the building (in Sq. ft) | : |
| 3. Height of the building (in metres) | : |
| 4. Number of floors | : |
| 5. For renewal, existing Licence Number | : |
| 6. Structural Soundness Certificate Number | : |
| 7. Validity period of Structural Soundness Certificate | : |
| 8. Number of persons to be accommodated | : |

Documents to be Uploaded:

- | | |
|--|---|
| 1. PAN | : |
| 2. Ownership deed/ rental or lease agreement | : |
| 3. Form B (Structural Soundness Certificate) | : |

DECLARATION:

I/We, the Owner of the Institution/organization hereby affirms

- ☐ That the maximum accommodation capacity as mentioned shall not be exceeded at any point of time.
- ☐ That no addition or alteration has been made to the existing building or portion of a building for which this application has been made.
- ☐ To obtain a fresh licence in case any addition or alteration is made to the existing building or portion of building.
- ☐ To obtain a fresh licence if the purpose for which the licence was granted for the use of the building, or a portion of the building originally is changed or altered subsequently.
- ☐ That the licence will be displayed prominently on the premises.
- ☐ That the Government reserves the right to inspect and cause for rectification or cancel or suspend the certificate and take legal action if any conditions are violated.
- ☐ I, hereby declare that all information provided is true to the best of my knowledge, and I understand that any false information will result in legal action and penalties.

QR
CODE**FORM B**

(see rule 4)

STRUCTURAL SOUNDNESS CERTIFICATE

Structural Soundness Certificate Number :
Registration No. of the Engineer :
Name of the Engineer :
Class :
District :

Applicant Details:

1. Name of the Public building :
2. Name of the owner :
3. Address :
4. District :
5. Taluk :
6. Village/ Town :
7. Pin code :

Building Details:**1. Foundation**

(i) Depth below ground level (in Metres) :
(ii) Nature of soil met with at foundation level :
(iii) Pressure at foundation (in ton/m²) :
(iv) Probable safe bearing capacity of the strata met with at foundation (in ton/m²) :

2. Superstructure

(i) Maximum stress in the most critical section of masonry and concrete (in ton/m²) :
(ii) Nature of masonry and concrete :
(iii) Safe permissible stress (in ton/m²) :
3. Area of the Building (in Sq.ft) :
4. Height of the Building (in Metres) :
5. Age of the building (in years) :
6. Number of floors :
7. Nature of Structure :
8. Usage/ Purpose of the building :
9. Validity period for which the building Issue Date to Expiry Date will be structurally sound :
10. Maximum number of persons to be accommodated :
11. Remarks :

DECLARATION:

- ☐ The structural soundness of the building has been verified by me with reference to I.S.I. loading standards 875 (Latest version) and other relevant Indian Standards Code of Practice.
- ☐ I declare that the building is structurally sound to be used as a public building for the purpose noted in the statement. A licence may be issued for the period from *[Starting Date]* to *[Expiry Date]* inclusive.
- ☐ I hereby certify that I have inspected the building mentioned and the details are true and accurate to the best of my knowledge. I understand that any misrepresentation and/or false information will attract the penal provisions under section 16 of the Act.

Signature of the Empanelled Engineer

QR
CODE

FORM C

(see rule 6)

PUBLIC BUILDING LICENCE

Licence No. :
 Issued by :
 Starting Date : dd/mm/yyyy
 Expiry Date : dd/mm/yyyy
 Name of the Public Building :
 District :

*Public Buildings Licence is hereby issued to **[Name of the Public Building]** for the building at **[Address of the building]** for the purpose **[Purpose]** and in respect of the building specified in the application.*

*The period of validity of the licence is from **[Starting date]** to **[Expiry date]** as mentioned in the structural soundness certificate, subject to the maximum accommodation capacity of **[Nos]***

This licence granted is subject to the following conditions:

- (1) No addition or alteration has been made to the existing building or portion of a building for which this application has been made.
- (2) The fresh licence will be obtained in case any addition or alteration is made to the existing building or portion of building.
- (3) The fresh licence will be obtained if the purpose for which the licence was granted for the use of the building, or a portion of the building originally is changed or altered subsequently.
- (4) The maximum accommodation capacity as mentioned in the licence will not be exceeded at any point of time.
- (5) In case of any misrepresentation and/or false information will attract the penal provisions under section 16 of the Act.
- (6) This licence, along with QR code shall be prominently displayed at the premises.
- (7) Government or the competent authority reserves the right to inspect and cause for rectification or cancel or suspend the certificate and take legal action if any conditions are violated.

District Collector
District Name

'This is a system generated Certificate and does not require a signature'

FORM D

(see rule 7)

(Only on the Collector Login)**INSPECTION REPORT**

- (1) Names and designation of members of the Technical Committee :
- (2) Public Building Licence Number :
- (3) Location of the building inspected (Full address) :
- (4) Date of inspection :
- (5) Purpose for which the building was used :
- (6) Nature of defects noticed :
- (7) Suggestions for rectifying defects :
- (8) Attach supporting documents, if any :
- (9) Final Recommendations :

Date:

Signatures of the Technical Committee Members

FORM E

(see rule 11(2))

FORM FOR REGISTRATION OF ENGINEERS

Whether already empanelled through offline : Yes / No

Select Class : Class I/Class II/Class III

1. Personal Information

Full Name :

Date of Birth :

Gender :

Contact Number :

Email Address :

Permanent Address :

District :

Taluk :

Village :

PIN Code :

Current Address (if different) :

District :

Taluk :

Village :

PIN Code :

Select districts where you want to empanel :

2. Professional Qualifications

Degree/ Diploma :
 Specialization :
 Institution Name :
 Year of Graduation/Diploma obtained :

3. Professional Certifications (if any) :**4. Professional Experience**

Current Employer :
 Name of the Employer / Self :
 Designation :
 Years of Experience in the current Organization :
 Total years of experience :

5. Memberships and Affiliations

Professional Organizations :
 (e.g., IEEE, ASCE, etc.) :
 Membership Numbers :

6. Work Experience

Total No. of Works taken up :
 The applicant's contribution in the works executed
 (i) Design & Execution :
 (ii) Design part only :
 (iii) Supervision :
 (iv) Execution as per plan :
 (v) Promoter :
 (vi) Any other Specific items :

7. Technical Capability

(i) Knowledge in Tamil Nadu Combined Development and Buildings Rules, 2019. : Yes/ No
 (ii) Knowledge on laws : Yes/ No
 (iii) Knowledge on violation of Rules : Yes/ No
 (iv) Knowledge on mdss/tnbp : Yes/ No
 (v) Knowledge on local authorities/Town : Yes/ No
 (vi) Knowledge on Structural stability : Yes/ No
 (vii) Knowledge on Rainwater Harvesting : Yes/ No
 (viii) Knowledge of Failure aspects : Yes/ No
 (ix) Any other specific details :

8. Documents to be Uploaded

- (1) Empanelment Certificate
(for existing empanelled engineers) :
- (2) Diploma/ Degree/ PG/ Ph. D Certificate :
- (3) Experience Certificate :
- (4) Aadhar :

DECLARATION:

- ☐ I hereby declare that the information provided is true and accurate to the best of my knowledge. I understand that any misrepresentation and/or false information may lead to my being permanently disqualified as an empanelled engineer.

Signature of the Applicant

Form F

(see rule 11 (3))

CERTIFICATE OF REGISTRATION FOR EMPANELLED ENGINEERS

Date :.....

Name of the Engineer :

Registration No. :

District(s) Name :

This is to certify that Thiru..... residing at..... is hereby **Empanelled** as an **Engineer** in [District /Districts selected] under the Class [Classes mentioned] public building under the Tamil Nadu Public Buildings (Licensing) Act, 1965.

Conditions:

- Any misrepresentation and/ or false information submitted will attract penal provisions under section 16 of the Act.
- That the Engineer is authorised to inspect and issue structural soundness certificate only to the Class of buildings in the respective districts for which he/she is authorised.

Engineer-in-Chief,

Public Works Department

'This is a system generated Certificate and does not require a signature'

D. KARTHIKEYAN,
Principal Secretary to Government.

NOTIFICATION – II.

[G.O.Ms. No.89, Municipal Administration and Water Supply [MA.1], 27th May 2025,
வைகாசி 13, விசுவாவசு, திருவள்ளூர் ஆண்டு-2056.]

No. SRO A-12(b-2)/2025.

Under sub-section (1) of section 4 of the Tamil Nadu Pubic Buildings (Licensing) Act, 1965 (Tamil Nadu Act 13 of 1965), the Governor of Tamil Nadu hereby notifies “ e-Sevai portal”.

D. KARTHIKEYAN,
Principal Secretary to Government.